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**POLICY AND PROCEDURE FOR UNOCCUPIED
AGRICULTURE BUILDINGS:**

DATE: November 17, 2017

SUBJECT: Unoccupied agricultural buildings

CODE CYCLE: 2016 California Building Code (CBC)

CODE AND SECTIONS: CBC 104.1; CBC 105.2, Exception 10

CBC Section 104.1 states:

“The Building Official is hereby authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided in this code.”

CBC Section 105.2 states, in part:

“Exemptions from permit requirements for this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.” Thereby, proper design criteria for snow, wind, and seismic must be considered to ensure safe installations of these structures.

Permits shall not be required for the following:

Shade-cloth and/or hoop-house structures constructed for nursery or agricultural purposes, not including service systems.

A definition for the term “shade-cloth structure” or “hoop-house structure” is not provided in the CBC, or in Webster’s Third New International Dictionary of the English language. As such, definitions have been provided for this term and other related words as afforded by the authority granted to the Building Official in CBC section 104.1:

Shade-Cloth and/or Hoop-House Structure: *A one story, unoccupied building which does not have a workstation or repair shop and used exclusively for the growing and storage of food, herbs, ornamental crops or cannabis. Such a building must have emergency escape opening on one or more sides, be readily removable for seasonal variations, constructed of somewhat flexible material, and have a cloth type membrane or other similar membrane not exceeding six mil (1/1000in.) covering the frame. Permanent or temporary service systems, such as electrical, plumbing, gas, or mechanical systems, and permanent foundation/anchoring systems are not allowed without a building permit.*

POLICY AND PROCEDURE FOR UNOCCUPIED AGRICULTURAL BUILDINGS

In order for a building to qualify as a shade-cloth or hoop-house structure, it must fit the definition for a shade-cloth and/or hoop-house structure as identified in this document. In addition, the shade-cloth and/or hoop-house structure shall not be used as a storage facility for equipment, personal property or other items unrelated to the intended agricultural uses. The shade-cloth and/or hoop-house structures shall maintain Mono County General Plan standards and meet minimum Mono County setback requirements, in addition to any other applicable requirements from other agencies, such as the local fire protection district or Cal Fire.

If the shade-cloth or hoop-house structure conforms to the criteria as outlined in this document, then a building permit will not be required as afforded by the above referenced exception per the 2016 CBC § 105.2. It shall be the responsibility of the property owner to contact the Mono County Building Division should there be any discrepancies or uncertainties with regard to this policy and procedure. Mono County staff may be reached at the contact information at the top of this document.

